



Desert Rain 22 NW Shasta Property Features

Main House

- 2,236 square feet
- 2 car detached garage
- 2 bedrooms/2 baths + den & office space

Desert Sol (guest house)

- 489 square feet
- 1 car detached garage
- 1 bedroom/1 bath
- One year lease for \$1,700/month, started 5/4/23, up mid-August 2026

Lookout (ADU)

- 1,056 square feet
- 1 car attached garage
- 1 bedroom/1 bath + office/guest bed & bath
- Onsite water treatment system located here
- One year lease for \$2450/month, started 6/20/23, tenant takes care of blackwater tank for \$100. Additional lock-off unit being rented in Feb. 26 for \$400

Additional features:

- Designed by Al Tozer
- Constructed by Timberline Construction, commenced in 2011
- Built to meet Living Building Challenge requirements, the most stringent green building certification (see details below)
- Net-zero energy, net-zero waste
- 35,000 gallon cistern (collects rainwater- currently hooked up to the City of Bend)
- Class II graywater system (tested annually by city of Bend)
- Has rare potable rainwater system
- Wetland constructed to east of main house (cleanses water onsite with no chemicals)
- Curved Miro wall inspired by Tozer's trips to Spain, unites the inside & outside
- Rafters are re-used wood from a Prineville potato barn
- Reused a 201 year old ponderosa pine on the site that had to be removed because of photovoltaics that passively heat the living room – sellers also organized a work crew & planted 201 pine trees at a local park!
- Home cost \$3.48M to construct
- Native landscaping, does not require irrigation
- Built to last 200 years
- Cut down 2 tamarack trees on the property, re-used in construction, along with wood from deconstructed homes that were previously on the property)

Living Building Challenge

- Most stringent green building specifications (more stringent than LEED)
- Structures must produce more power than they consume
- Harvest all their water needs from rain
- Process all waste water onsite
- Prove that all materials used in construction are healthy
- Desert Rain was the world's first LBC for a single family home